

LYNCHBURG CITY COUNCIL

Agenda Item Summary

MEETING DATE: **May 27, 2003, Work Session**

AGENDA ITEM NO.: 1

CONSENT:

REGULAR: **X**

CLOSED SESSION:

(Confidential)

ACTION:

INFORMATION: **X**

ITEM TITLE: **Tyreeanna/Pleasant Valley Neighborhood Plan Update**

RECOMMENDATION: Request City Council feedback on Tyreeanna/Pleasant Valley Neighborhood Draft Plan..

SUMMARY:

This presentation/discussion allows Council preliminary review of draft plan prior to public hearing on July 8, 2003, and adoption of the Tyreeanna/Pleasant Valley Neighborhood Plan, as a part of the City's Comprehensive Plan.

PRIOR ACTION(S):

- ? Planning Commission: May 20, 2003 and February 26, 2003
- ? Public Workshop: February 24, 2003
- ? Neighborhood Plan Steering Committee: seven members representing the neighborhood have met: November 4, 2002; January 6, 2003; February 10, 2003; May 5, 2003.
- ? Public Works/Utilities Neighborhood Meeting: November 11, 2002

FISCAL IMPACT:

Once the Neighborhood plan is adopted, there will be an impact on the City's Capital Improvement Program. Specific cost figures will be developed as items recommended in the plan are put into the CIP.

CONTACT(S):

Judith C. Wiegand, Senior Planner
Community Planning and Development
847-1508, x.236
judith.wiegand@lynchburgva.net

ATTACHMENT(S):

Draft Plan Summary
Draft Plan

REVIEWED BY: lkp



MEMORANDUM

The Department of Community Planning & Development

Planning Division

847-1508

To: Members of the City Council
From: Judith C. Wiegand, Senior Planner
Subj: Issues & Approaches in Draft Tyreeanna/Pleasant Valley Neighborhood Plan
Date: May 27, 2003

	Major Neighborhood Issues	Possible Solution(s) in Neighborhood Plan
1	Major increase in traffic on Route 460 (Richmond Highway) when Madison Heights Bypass opens in late 2005/early 2006. Creates major safety and traffic circulation problems, such as difficulty experienced by neighborhood residents trying to get across Route 460.	<u>Short-term:</u> no circulation network to keep neighborhood (local) traffic off of Route 460. <u>Long-term:</u> Plan proposes looping neighborhood roads; will require an interchange in the vicinity of the Concord Turnpike/Route 460 intersection and an overpass to carry Holcomb Path/Tyreeanna Road over Route 460. Serious design problems involved, plus lack of funding.
2	Changes in access patterns along segment of Route 460 between merge with new Route 460 and Campbell Avenue interchange to encourage use of Route 460 as "western route" for eventual Lynchburg Bypass.	The current design raises safety issues that will only get worse with additional traffic. <u>Access Management Study results:</u> remove driveways, entrances, and median crossovers whenever possible by encouraging alternate access from interior roads. <u>Plan:</u> having real difficulty locating interior roads and connecting them across Route 460.
3	New development likely to be attracted to the area by the increased traffic, especially travel service businesses (e.g., service stations and fast food outlets). Difficulty finding a location that will be both attractive to developers and not destructive to the neighborhood.	"Village Center" area proposed in plan. Encourage all new commercial development to locate in this area. However, road access and lack of sewer service are problems.

4	<p>Uncertainty about possible future VDOT recommendations for other improvements on Route 460, such as looping the road around the neighborhood.</p>	<p>VDOT still looking for funds to make safety improvements on Route 460 between merge and Campbell Avenue interchange. Local VDOT officials have expressed desire to revisit four alternative routes and choose one.</p>
5	<p>Lack of City sewer service in major portions of the neighborhood restricts further development.</p>	<p>Provision of service to remaining areas would require pump station(s) due to topography. Would be first pump stations in City system. Issue of who pays. Preliminary layouts and cost estimates indicate system would not pay for itself. Some homes experiencing septic system failure—potential negative impact on nearby residences and property values. <u>Policy Question:</u> does the City want to provide sewer service to encourage economic development and neighborhood revitalization in an area like this? There are other areas in the City facing the same difficulty.</p>
6	<p>Ongoing problems with odor and litter from the current City landfill.</p>	<p>Odor is now primarily due to sludge disposed in landfill. <u>Policy Question:</u> does the City wish to continue disposing of sludge in the landfill or look for an alternative means of disposal? Litter from landfill is cleaned up by staff periodically. Other litter comes from trash blowing off trucks on way to landfill (not City trucks). Need to crack down on uncovered loads.</p>
7	<p>Possible post-closure uses for current City landfill after it is closed and capped in 2014.</p>	<p>Plan includes a list of short- and long-term uses. Selection process to choose one or more uses needs to begin as soon as possible in order to allow sufficient time to make and get approval for any necessary changes in landfill closure plan. Selection process to be led by Parks & Recreation and Public Works depts.</p>
8	<p>Concerns about location, design, and operation of the future City landfill.</p>	<p>Design needs to address: ? Will new landfill be visible from Madison Heights bypass bridge? ? Will landfill be visible from James River? ? Screening adjacent neighborhoods from view of landfill, litter, and odors (if any). ? Providing adequate berms and vegetation around landfill to screen it.</p>
9	<p>Neighborhood residents' opinions of their treatment by the City since annexation in 1976.</p>	<p>Neighborhood Plan will outline ways to deal with issues; City follow-through will have a major impact on residents' opinion of City.</p>